



City of Dublin

**Office of the City Manager**

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

# Memo

**To:** Members of Dublin City Council

**From:** Dana L. McDaniel, City Manager 

**Date:** September 17, 2015

**Initiated By:** Paul A. Hammersmith, PE, Director of Engineering/City Engineer  
Kenneth B. Richardson, PE, PS, Senior Civil Engineer  
Philip K. Hartmann, Assistant Law Director

**Re:** Ordinance 66-15 - AN ORDINANCE TO APPROPRIATE A 0.023 ACRE, MORE OR LESS, FEE SIMPLE INTEREST, AND A 0.070 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM RICHARD RAMEY II AND SHERRY S. ALLISON, FROM THE PROPERTY LOCATED AT 8961 LOCHERBIE COURT.

## BACKGROUND

The City of Dublin ("City") is preparing to construct a shared-use path connection adjacent to Glick Road as part of Section 1 of the Glick Road Shared-Use Path Project (the "Project"). The City is obtaining certain property interests from various landowners to construct the path.

Richard Ramey, II and Sherry S. Allison (the "Grantors") own property from which the City desires a fee simple interest and a temporary easement. This property is located at 8961 Locherbie Court, and identified as Delaware County Parcel Number 600-343-05-079-000.

City staff has been in contact with the property owners and the City is hopeful that an amicable resolution may be reached; however, this Ordinance authorizes the Law Director's office to file a complaint for appropriation in the Court of Common Pleas in the event that negotiations are unsuccessful.

## ACQUISITION

The property acquisition consists of a 0.023 acre fee simple interest, and a 0.070 acre temporary easement, as described in the legal descriptions and surveys, and as further depicted in the attached exhibit. The acquisition consists of only the interests that are necessary for purposes of the Project. The appraised fair market value of the property interests is \$4,325.00.

## RECOMMENDATION

Staff recommends approval of Ordinance 66-15 at the second reading/public hearing on October 12, 2015 as the approval of the Ordinance will authorize the Law Director's office to initiate an eminent domain action and keep the Project moving forward.



GLICK ROAD  
SHARED-USE PATH  
DUBLIN, OHIO 43017

5800 Shier-Rings Road • Dublin, Ohio 43016-1236  
Phone (614)410-4600 • Fax (614)410-4699

LEGEND



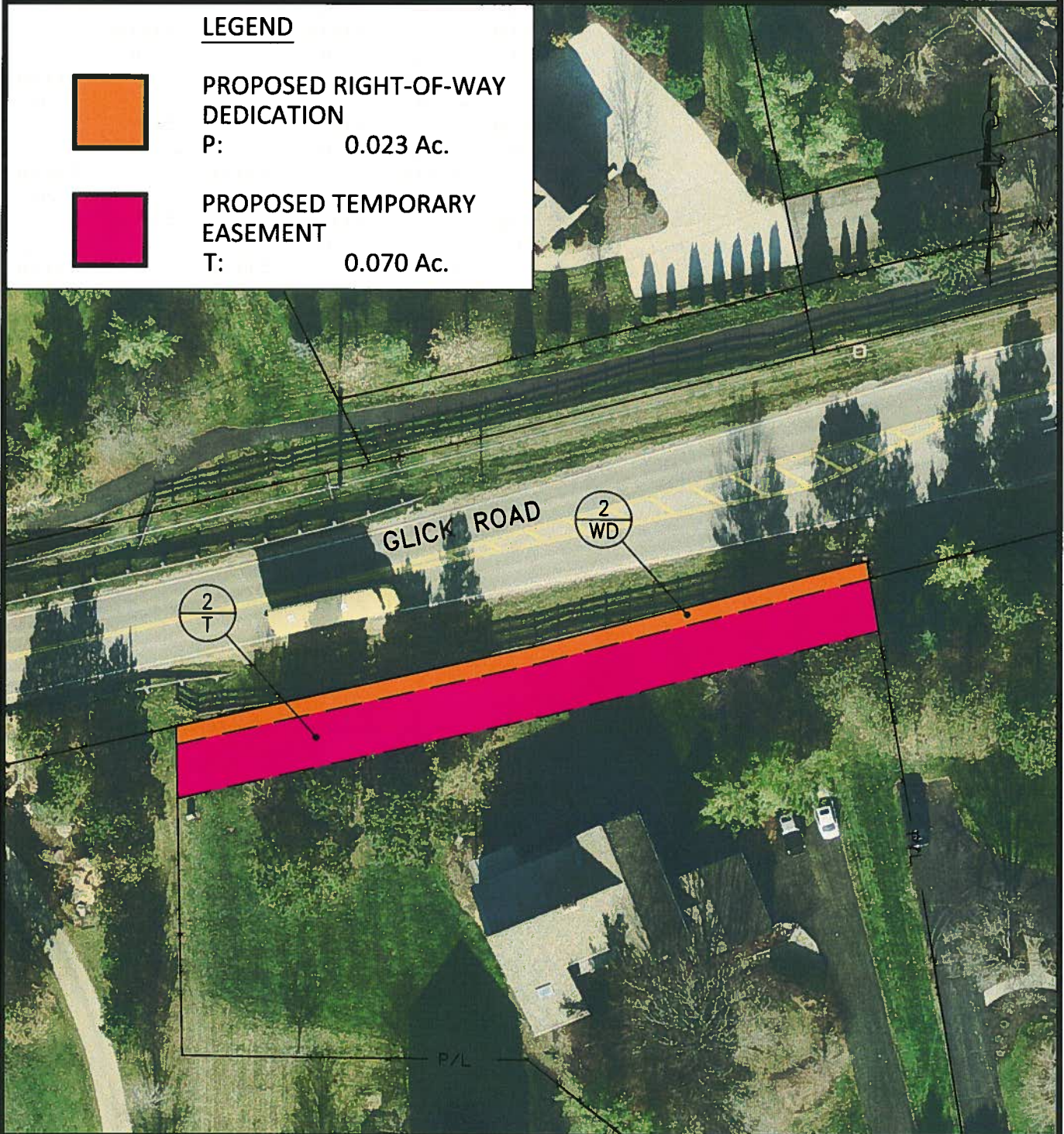
PROPOSED RIGHT-OF-WAY  
DEDICATION

P: 0.023 Ac.



PROPOSED TEMPORARY  
EASEMENT

T: 0.070 Ac.



DRAWN

CHECKED

DATE

MBH

KBR

06/18/15

SCALE: 1" = 40'  
0' 40' 80'

# RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 66-15

Passed \_\_\_\_\_, 20\_\_\_\_

**AN ORDINANCE TO APPROPRIATE A 0.023 ACRE, MORE OR LESS, FEE SIMPLE INTEREST, AND A 0.070 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM RICHARD RAMEY II AND SHERRY S. ALLISON, FROM THE PROPERTY LOCATED AT 8961 LOCHERBIE COURT.**

**WHEREAS**, the City of Dublin (the "City") is preparing to construct a shared-use connection path adjacent to Glick Road as part of Section 1 of the Glick Road Shared-Use Path Project (the "Project"); and

**WHEREAS**, the Project requires that the City obtain a fee simple interest and a temporary easement from Richard Ramey II and Sherry S. Allison, as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto, said property interest located in the City of Dublin, County of Delaware, State of Ohio.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring that:

**Section 1.** Council considers it necessary and declares its authorization to appropriate, for the appraised value of \$4,325.00, for the public purpose of constructing a shared-use path, a fee simple interest and a temporary easement as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto.

**Section 2.** The City Law Director's office is hereby authorized to file a petition for appropriation in the county Court of Common Pleas should it become necessary.

**Section 3.** This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

**Section 4.** This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor – Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk of Council



**Parcel 2T**  
**Exhibit A**  
Temporary Easement  
for  
Shared-Use Path, Utilities, Storm Drainage, and Grading  
0.070 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of the Virginia Military Survey number 2545 and 5162 and being a part of Lot 768 conveyed to Richard Ramey, II and Sherry S. Allison by Volume 557, Page 345, all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

**Beginning for Reference** at an iron pipe found at the intersection of the south Right of Way of Glick Road (60 foot - Plat Book 15, Page 153) and the northwesterly corner of said Lot 768;

Thence, South 01°01'18" East, a distance of 5.10 feet along the westerly line of said Lot 768 to the **True Point of Beginning**;

Thence crossing said Lot 768 the following two courses:

1. North 77°26'13" East, a distance of 104.50 feet;
2. North 75°35'38" East, a distance of 97.64 feet to the easterly line of said Lot 768;

Thence, South 09°24'17" East, a distance of 15.06 feet along the easterly line of said Lot 768 to a point;

Thence crossing said Lot 768 the following two courses:

1. South 75°35'38" West, a distance of 96.25 feet to a point;
2. South 77°25'54" West, a distance of 108.13 feet to the westerly line of said Lot 768;

North 01°01'18" West, a distance of 15.31 feet along the westerly line of said Lot 768 to the **Point of Beginning**, containing 0.070 acres, more or less, subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network.

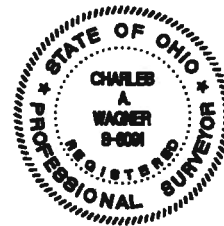
The described tract is a part of Auditor's Tax Parcel Number 60034305079000 and is based on Plat Book 15, Page 153.

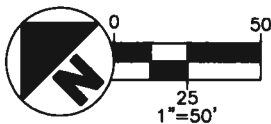
I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in April 2015 and to the best of my knowledge depicts the boundary lines.  
CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

04/29/2015  
Date





VIRGINIA MILITARY SURVEY NO. 2545 & 5162  
CITY OF DUBLIN  
COUNTY OF DELAWARE  
STATE OF OHIO

EXHIBIT B

[c:\design\group] D:\CWDG\Project\2012\120001\Drawing\City\01-Parcel02T.dwg April 29, 2015 10:37am

POINT OF  
BEGINNING

POINT OF  
REFERENCE

PROPOSED RIGHT OF WAY  
EXISTING RIGHT OF WAY

S09°24'17"E 15.06'

JEFFREY L WILDEN PT  
LOT 769  
60034305078000

RICHARD RAMEY II &  
SHERRY S ALLISON  
VOL 557, PG 345  
LOT 768  
60034305079000

0.070 ACRES

MUIRFIELD VILLAGE, PHASE 14  
PB 15, PG 153

COUNTRY CLUB AT  
MUIRFIELD VILLAGE  
DB 445, P 526 (DEL CO)  
OR 01248A07 (FRA CO)  
60034305073000

#### BASIS OF BEARINGS

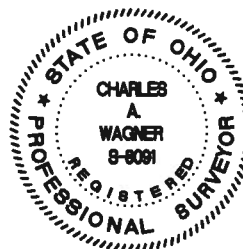
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON  
THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH  
ZONE, NAD83 (2011).

HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY  
CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY  
GUIDANCE IN APRIL 2015 AND TO THE BEST OF MY  
KNOWLEDGE DEPICTS THE BOUNDARY LINES.

*Charles A. Wagner*

04/29/2015

CHARLES A. WAGNER, PS-8091  
CW DESIGN GROUP, LLC

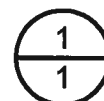


CW Design Group  
ENGINEERS | SURVEYORS

PHONE: 614-846-9279  
972 Linkfield Drive  
Worthington, Ohio 43085

**PARCEL 2T**  
**TEMPORARY EASEMENT**  
FOR SHARED-USE PATH, UTILITIES, STORM  
DRAINAGE, AND GRADING

12-0001



04/29/2015

**Parcel 2WD**  
**Exhibit A**  
Right of Way Dedication  
0.023 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of the Virginia Military Survey number 2545 and 5162 and being a part of Lot 768 conveyed to Richard Ramey, II and Sherry S. Allison by Volume 557, Page 345, all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

Beginning at a 3/4" diameter iron pipe found at the intersection of the south Right of Way of Glick Road (60 foot - Plat Book 15, Page 153) and the northwesterly corner of said Lot 768, said point being the **Point of Beginning**;

Thence crossing said Lot 768 the following two courses:

1. North 77°26'13" East, a distance of 103.40 feet to a point;
2. North 75°35'38" East, a distance of 98.00 feet to the easterly line of said Lot 768;

South 09°24'17" East, a distance of 5.02 feet along the easterly line of said Lot 768 to a point;

Thence crossing said Lot 768 the following two courses:

1. South 75°35'38" West, a distance of 97.64 feet to a point;
2. South 77°26'13" West, a distance of 104.50 feet to the westerly line of said Lot 768;

North 01°01'18" West, a distance of 5.10 feet along the westerly line of said Lot 768 to the **Point of Beginning**, containing 0.023 acres, more or less, subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

The bearings described herein are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network.

The described tract is a part of Auditor's Tax Parcel Number 60034305079000 and is based on Plat Book 15, Page 153.

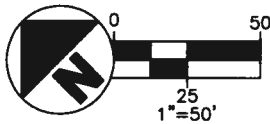
I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in April 2015 and to the best of my knowledge depicts the boundary lines.  
CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

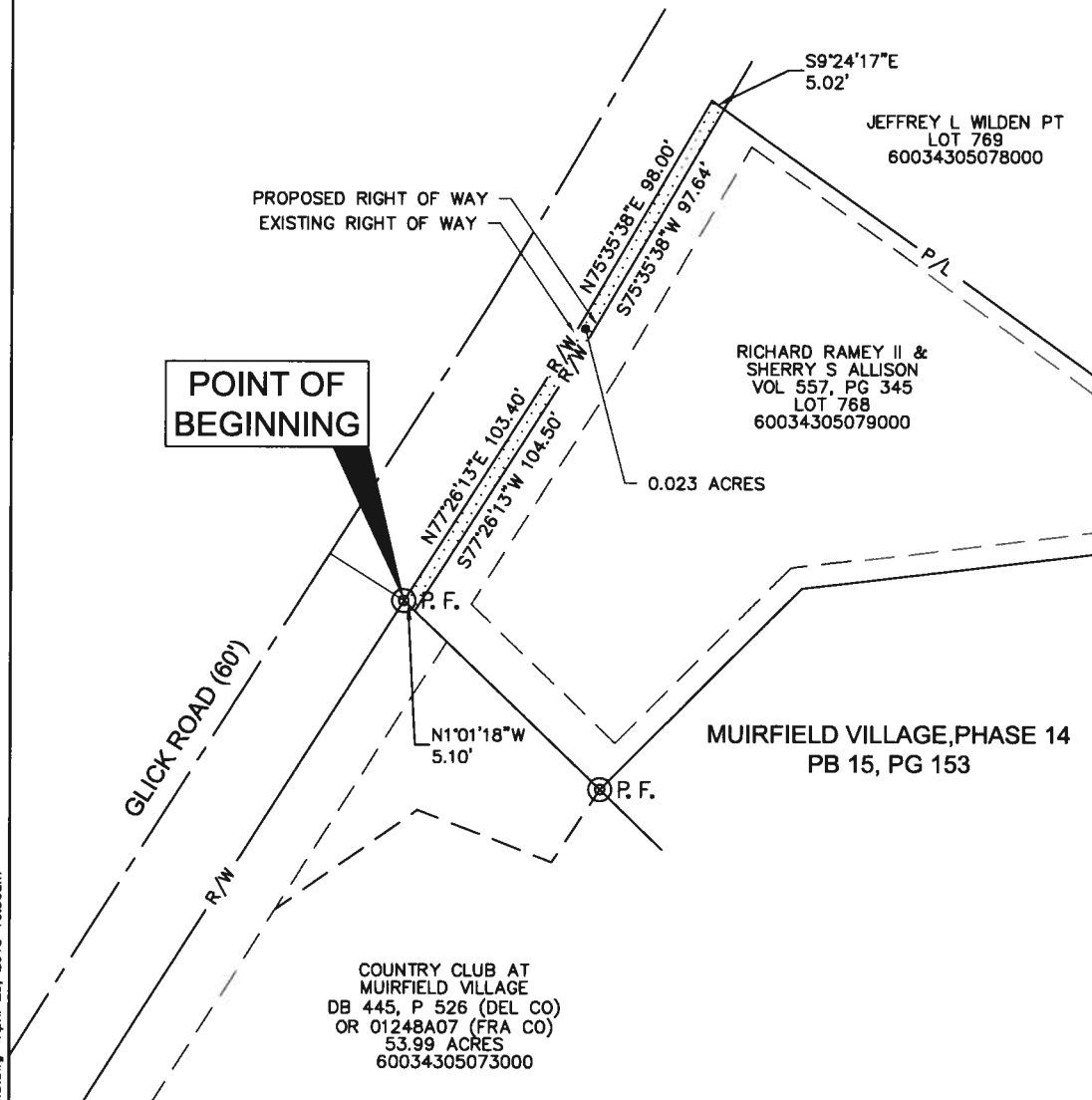
04/29/2015  
Date





VIRGINIA MILITARY SURVEY NO. 2545 & 5162  
CITY OF DUBLIN  
COUNTY OF DELAWARE  
STATE OF OHIO

EXHIBIT B



**BASIS OF BEARINGS**

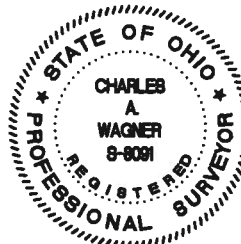
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN APRIL 2015 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.

CHARLES A. WAGNER, PS-8091  
CW DESIGN GROUP, LLC

04/29/2015

DATE

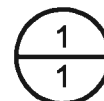


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ENGINEERS | SURVEYORS

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972 Linkfield Drive  
Worthington, Ohio 43085

**PARCEL 2WD**  
**RIGHT OF WAY DEDICATION**

12-0001



04/29/2015

[cw design group] D:\CWDC\Project\2012\120001\Drawing\Glick01-Parcel2WD.dwg April 29, 2015 10:35am